

FREEHOLD



THE JEWEL OF
BUSINESS EXCELLENCE

Zircon
3 STOREY SHOP OFFICE

OUR PRESTIGIOUS AWARDS



SME SAHABAT NEGARA AWARD



INTERNATIONAL BRANDING SHOWCASE
PASSION & COMMITMENT LEADERSHIP AWARD



SERI AUSTIN 御景园
Simply Better

DYNASTY VIEW SDN BHD (644369-M)
A wholly-owned subsidiary of UMLAND
Seri Austin Sales Gallery
Jalan Seri Austin 1, Taman Seri Austin,
81100 Johor Bahru, Johor.
Fax: 07-351 3202

07 354 1111
OPEN DAILY 8.30AM - 5.30PM
(including Sunday & Public Holiday)

ANOTHER QUALITY DEVELOPMENT BY
UMLAND
United Malayan Land Bhd



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www.umland.com.my
www.facebook.com/seriaustin

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Zircon

THE JEWEL OF BUSINESS EXCELLENCE

PREMIER CORPORATE ADDRESS

Zircon is the Premier Corporate Address at Strategic Location with Convenient Accessibility and Abundance Catchments surrounded by Matured Township, strategically located within the popular growth corridor at Tebrau Hotspot in the center of Iskandar Malaysia, with convenient accessibility and 250,000 catchments in the radius of 5-10 km.



TEBRAU
CORRIDOR
HOTSPOT



EXCELLENT ACCESSIBILITY

Strategically located in the Tebrau Corridor hotspot of Iskandar Malaysia, giving its investor easy accessibility to the North-South Highway, Eastern Dispersal Link, Pasir Gudang and Tebrau Highway. It is truly most livable and vibrant enclave which offers the best of Johor's premium and affordable properties.

from

Seri Austin township



Senai Airport Desaru



Pasir Gudang Tebrau Highway



North-South Highway Eastern Dispersal Link



JB Town & Custom Singapore

PRIME
BUSINESS
DISTRICT

A VIBRANT
BUSINESS LOCATION
UNLIKE ANY OTHERS

BUSINESS



WORK



FINE DINING



SHOPPING

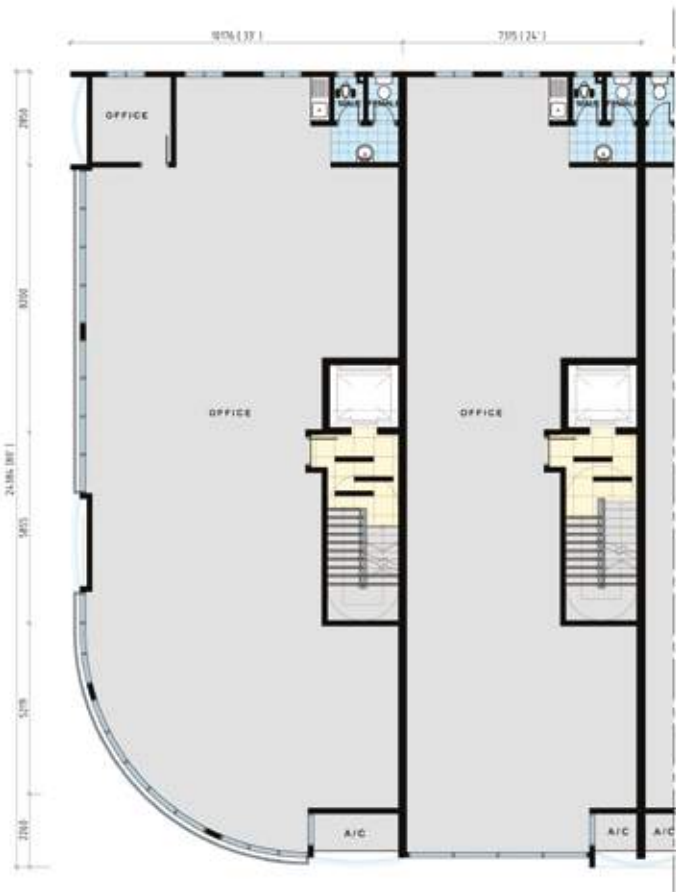
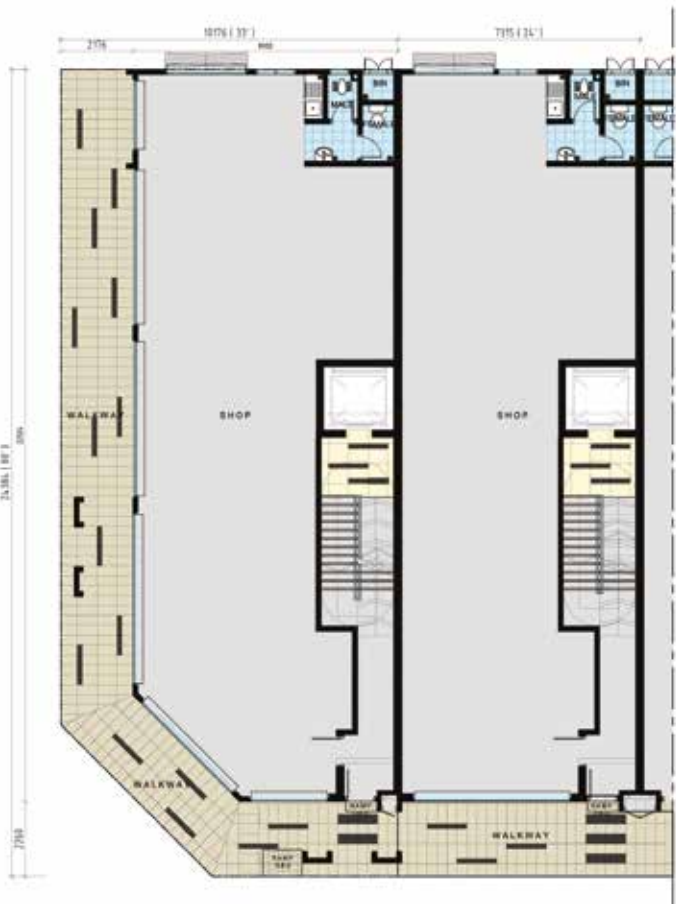


WITH APPROXIMATE POPULATION OF
250,000
CATCHMENTS
WITHIN THE RADIUS OF 5-10 KM



**PRIVATE
LIFT**
for every shop
office unit

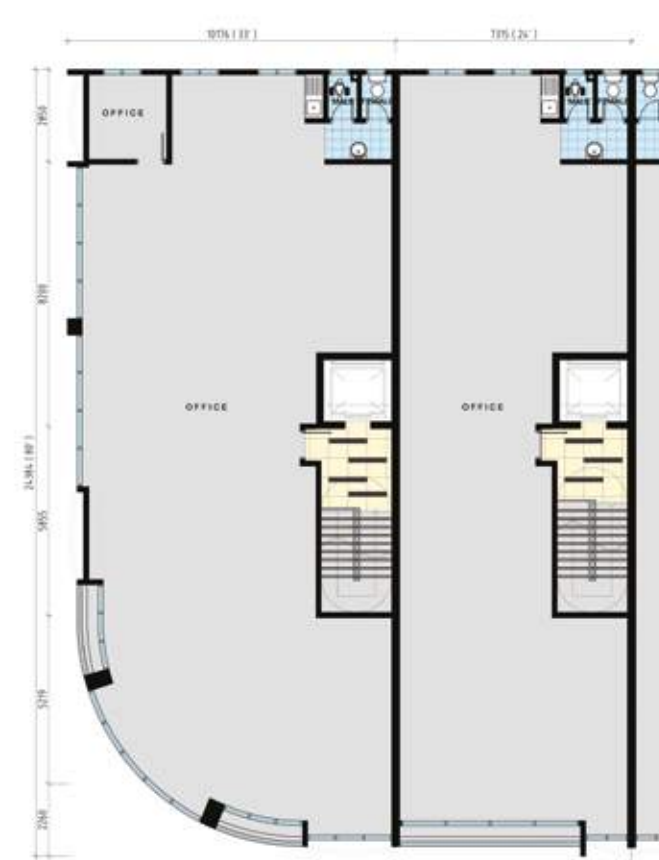
**3 STOREY SHOP OFFICE
FLOORPLAN**



1 Intermediate
land area
24' x 80'
built-up area
5,699 sqf

2 Corner
land area
33' x 80'
built-up area
8,629 sqf

Total
44 units





WIDE
INTERNAL
ROAD

HIGH
CEILING
UPTO
4.5M

AMPLE
PARKING
SPACES



PRIVATE
LIFT

MODERN
BUSINESS
FEATURE



HIGH SPEED
BROADBAND
READY

24
HOURS
SECURITY
PATROLLING



SPECIFICATIONS

| | | |
|--|--------------------------------------|---|
| STRUCTURE Reinforced Concrete Structure | FLOOR FINISHES | |
| WALL Brick With Cement Render Plaster Finish | Shop | - Cement Render |
| ROOFING COVERING Selected Metal Deck (Ajiya CL-660) | Office | - Cement Render |
| ROOF FRAMING G.I purlin system | Staircase | - Cement Render With Nosing Tiles |
| IRONMONGERY Quality Lockset | Toilet / Bin Center | - Tiles |
| WINDOWS Aluminum Frame Fixed Windows, Aluminium Frame Sliding Windows, Aluminium Frame Top Hung Windows, Aluminium Frame Casement Windows | Walkway | - Tiles |
| DOORS Roller Shutter, 1 Hour Fire Rated Door, Plywood Flush Door, Alumn Grill, M.s Door, Alumn. Louver Door with Glass Panel | WALL FINISHES | |
| CEILING Skim Coating to Concrete Slab Soffits, Mineral Fibre Ceiling Plaster, Asbestos-free Cement Sheet | External Wall | - Weather resistant paint |
| | Internal Wall | - Emulsion Paint |
| | Kitchen/Wet Area | - Tiles to 1500mm height, Cement Plaster and Paint |
| | Toilet | - Tiles to 1500mm height Cement Plaster and Paint |
| | SANITARY AND PLUMBING FITTING | |
| | Kitchen Sink | - 3 nos. |
| | Pedestal WC | - 3 nos. |
| | Squatting WC | - 3 nos. |
| | Wash Hand Basin | - 3 nos. |
| | Basin Tap | - 3 nos. |
| | Hose Bib Tap | - 3 nos. |
| | Toilet Paper Holder | - 3 nos. |
| | Toilet Soap Holder | - 3 nos. |
| | Floor Trap | - 10 nos. |
| | ELECTRICAL INSTALLATION | |
| | | Corner Intermediate / End |
| | Lighting Point | - 49 nos - 34 nos |
| | Ceiling Fan Point | - 2 nos - 2 nos |
| | 13 Amp Power Point | - 26 nos - 22 nos |
| | Telephone Point | - 3 nos - 3 nos |
| | Emergency Light | - 4 nos - 3 nos |
| | Exit Sign Light | - 3 nos - 2 nos |